

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-150001.0000
DD03

COM
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 AMAR & RAJ INC	2018-02-02			
2023 AMAR & RAJ INC	2018-02-02			
2024 AMAR & RAJ INC	2018-02-02			
2025 AMAR & RAJ INC	2018-02-02	G-S PT OL 54 & 55 10040		
960 FONTAINE ST	LWD	10292 1.754A		
KENTON OH 43326	\$200,000			

Tax Year	2022	2023	2024	2025	2025	2026	CAMA
Prop Cls	420	420	420	420	420	420	420
Acres	1.7700	1.7700	1.7700	1.7700	1.7540	1.7540	
Land100%	24830	31540	31540	31540	31540	31540	31550
Bldg100%	142890	145970	145970	145970	145970	145970	145970
Totl100%	167710t	177510t	177510t	177510t	177510t	177510t	177520t
Cauvl00%							

2027 KUMAR'S LLC	2026-02-25			
960 FONTAINE ST	LWD			
KENTON OH 43326				

Tax Value:							
Land 35%	8690	11040	11040	11040	11040	11040	11040
Bldg 35%	50010	51090	51090	51090	51090	51090	51090
Totl 35%	58700t	62130t	62130t	62130t	62130t	62130t	62130t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	3372.42	3353.54	3508.36	3490.02			
Sp-Asmnt	246.10	246.10	263.99	263.99			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
51	1	2026-02-25	KUMAR'S LLC	LWD	267880	31540	145970
41	1	2018-02-02	AMAR & RAJ INC	LWD	200000	24830	142890
104	1	2005-02-14	KAMA LLC	LWD	200000	35400	114660
380	1	1999-07-02	LUCIUS KENNETH J & MARGA	LWD	200000	26710	124400
509	7	1996-11-13	PORTER JOHN E JR	7CT *	0	26710	124400

Year	Land	Bldg	Total	Net Tax
2021	8690	50010	58700	3396.24
2020	8690	50010	58700	3036.10

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				
	XA/2025			
	XA/2025			



960 FONTAINE ST 43326

Neighborhood: 3600
Code: 3600
Dwl/Gar/NC% .9700

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MINIMART		FtxFt	3976	58.81	C	1973AV	233830	.40	Dpr	140300
2 Paving			7200	1.50	C	1987AV	10800	.70		3240
3 Paving			4050	3.00	C	1973AV	12150	.80		2430
4 CANOPY	*NV	24X48	1150			1973FR	0			0

site value	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value
site value	1.0000			factor	20000	20000	20000
site value	.7540				15000	11550	11550

Call Back: Sign: PSN Date: 2015-02-17 Lister: 06-150001.0000-v082020R